

Irwin Industrial Land for Sale

N Irwin Street | Dayton, OH | 45403



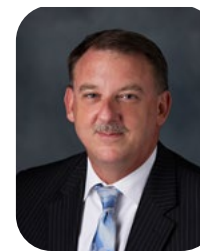
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Montgomery	Land	Industrial	2.8352	\$400,000

Property & Location Highlights:

- Conveniently located near SR-4 and I-75 interchange
- Just west of the Wright-Patterson Air Force Base
- Adjacent railroad line
- Land is situated within a strong industrial & manufacturing park

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

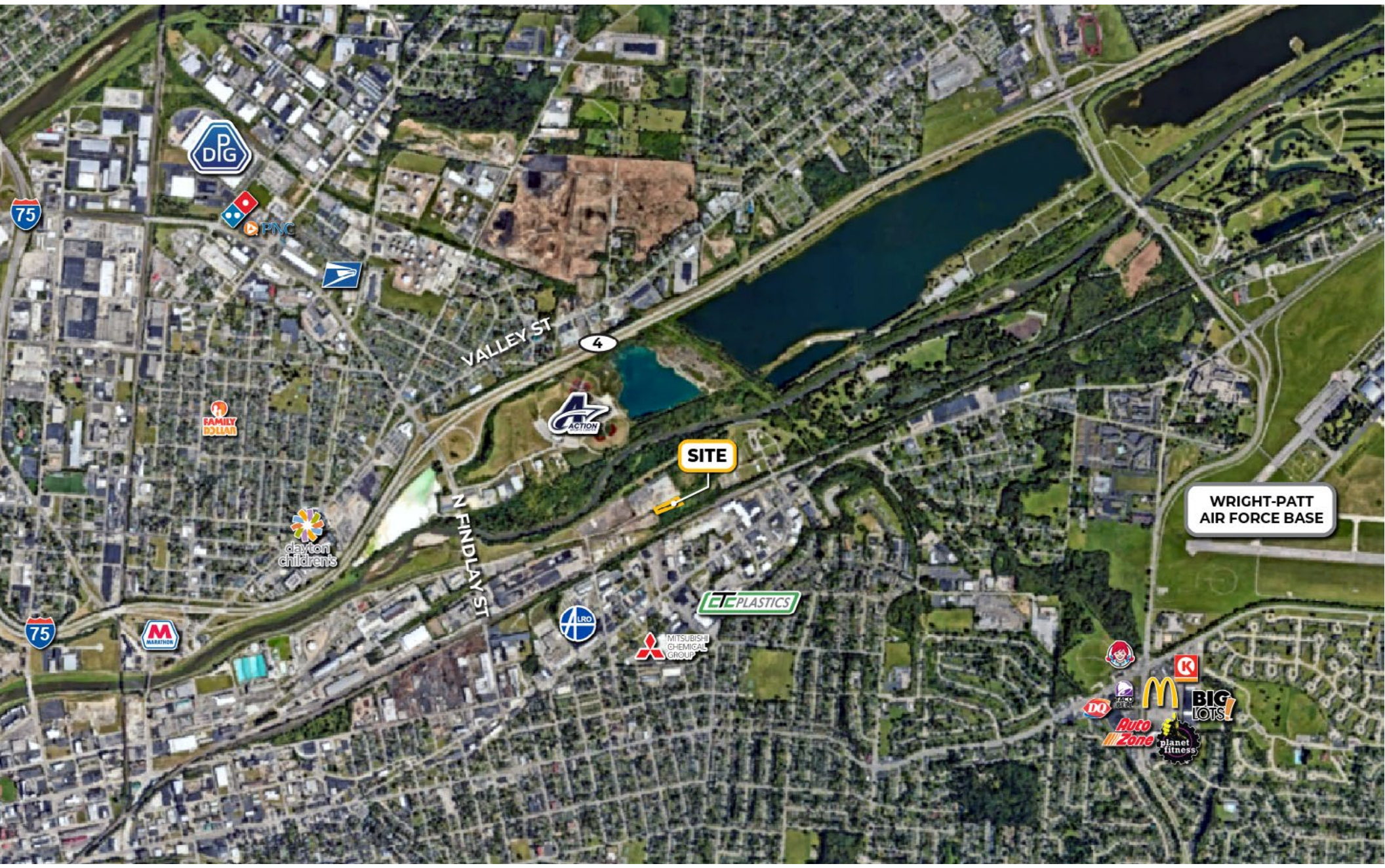
For more information, contact:



Henkle Schueler Est. 1935
CORFAC INTERNATIONAL
Mark Langdon
Commercial Sales Agent
O: 513.228.6244
C: 937.684.9847
mlangdon@hsabh.com

Irwin Industrial Land for Sale

N Irwin Street | Dayton, OH | 45403



Learn more about our services—visit [SchuelerGroup.com](https://www.schueler.com) today!
3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	10,946		227,240		542,208	
2024 Estimate	10,777		225,184		540,080	
2020 Census	9,591		210,748		529,883	
Growth 2024 - 2029	1.57%		0.91%		0.39%	
Growth 2020 - 2024	12.37%		6.85%		1.92%	
2024 Population by Hispanic Origin						
2024 Population	10,777		225,184		540,080	
White	7,317	67.89%	144,156	64.02%	371,130	68.72%
Black	1,304	12.10%	52,748	23.42%	108,327	20.06%
Am. Indian & Alaskan	12	0.11%	187	0.08%	538	0.10%
Asian	87	0.81%	5,200	2.31%	12,923	2.39%
Hawaiian & Pacific Island	0	0.00%	20	0.01%	72	0.01%
Other	2,057	19.09%	22,874	10.16%	47,090	8.72%
U.S. Armed Forces	7		2,057		4,490	
Households						
2029 Projection	4,252		96,134		229,316	
2024 Estimate	4,189		95,239		228,490	
2020 Census	3,743		88,925		224,191	
Growth 2024 - 2029	1.50%		0.94%		0.36%	
Growth 2020 - 2024	11.92%		7.10%		1.92%	
Owner Occupied	1,695	40.46%	45,670	47.95%	130,874	57.28%
Renter Occupied	2,494	59.54%	49,569	52.05%	97,616	42.72%
2024 Households by HH Income						
Income: <\$25,000	1,614	38.52%	24,996	26.25%	46,586	20.39%
Income: \$25,000 - \$50,000	1,239	29.57%	24,372	25.59%	52,570	23.01%
Income: \$50,000 - \$75,000	617	14.73%	17,679	18.56%	40,777	17.85%
Income: \$75,000 - \$100,000	353	8.42%	10,506	11.03%	29,225	12.79%
Income: \$100,000 - \$125,000	168	4.01%	6,507	6.83%	19,211	8.41%
Income: \$125,000 - \$150,000	140	3.34%	4,129	4.34%	13,245	5.80%
Income: \$150,000 - \$200,000	56	1.34%	4,060	4.26%	14,735	6.45%
Income: \$200,000+	3	0.07%	2,990	3.14%	12,142	5.31%
2024 Avg Household Income	\$44,348		\$64,718		\$78,601	
2024 Med Household Income	\$35,699		\$47,746		\$58,394	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	756	6,038	8
Retail & Wholesale Trade	49	817	17
Hospitality & Food Service	15	188	13
Real Estate, Renting, Leasing	12	40	3
Finance & Insurance	17	71	4
Information	5	35	7
Scientific & Technology Services	12	65	5
Management of Companies	0	0	0
Health Care & Social Assistance	498	2,910	6
Educational Services	5	131	26
Public Administration & Sales	5	183	37
Arts, Entertainment, Recreation	2	9	5
Utilities & Waste Management	17	135	8
Construction	40	323	8
Manufacturing	40	998	25
Agriculture, Mining, Fishing	0	0	0
Other Services	39	133	3

Learn more about our services—visit [SchuelerGroup.com](https://www.schueler.com) today!

3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535